GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Hindupur Municipality – Change of land use for site "A" from Transport & Communication use and Site "B" Residential use zone to Commercial use zone in Sy.No.93/1, A1, 1B, A2A, 94/1B & 2B situated at APSRTC Bus Station, Penukonda Road, Hindupur to an extent of Ac.1.705 cents – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 259 **Dated: 26-11-2015**

Read the following:-

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.2144/2014/A, Dated:20.11.2014.
2. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.17215/H1/2014, MA&UD(H1) Department, Dated:27.04.2015.
4. Andhra Pradesh Gazette No.135, dated:10.05.2015.
5. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.2144/2014/A, Dated:27.10.2015.

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ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, the Master Plan of Hindupur, issued in reference 3rd read above, was published in Extraordinary Andhra Pradesh Gazette No.135, Dt:10.05.2015. The Director of Town & Country Planning, Andhra Pradesh, Hyderabad in the reference 5th read above has informed that the Commissioner, Hindupur Municipality has published the draft variation notification in two Daily News papers i.e., one in Sakshi in Telugu version and one in Indian Express in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.2,34,100/- towards Development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

(P.T.O.)

The Regional Deputy Director of Town Planning, Ananthapur District.
The Commissioner, Hindupur Municipality, Ananthapur District.

Copy to:

The individual through the Commissioner, Hindupur Municipality, Ananthapur District.
The District Collector, Ananthapur District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Hindupur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.651 MA, dated:27.10.1993, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.93/1, A1, 1B, A2A, 94/1B & 2B at APSRTC Bus station, Penukonda Road, Hindupur, Ananthapur District, the boundaries of which shown in the schedule hereunder and which is earmarked for Transport & Communication (R.T.C. Bus – Depot) Use and Residential use in the General Town Planning Scheme (Master plan) of Hindupur sanctioned in G.O.Ms.No.651 MA, dated:27.10.1993, is now designated for Commercial use by variation of change of land use, and basing on Council Resolution No.235, dt:17.01.2014 as marked "A to N" in the revised part proposed land use map bearing C.No.2144/2014/A available in the Hindupur subject to the following conditions that;

1. The applicant shall take prior approval from the competent authority before commencing the developmental work.
2. The applicant shall pay Development charges as per G.O.Ms.No.158 Dated: 22.03.1996 to the Municipality.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

Contd….3

5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Site – "A"

North	:	APSRTC Bus Station
East	:	Cacoon Market
South	:	12.00 m wide road
West	:	Private Property

Site – "B"

North	:	12.00 m wide road
East	:	Private Property
South	:	Residential buildings
West	:	Private Property

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER